West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 21 December 2015 at 9.00 am. in The Itchenor Memorial Hall.

Present: Mr J Dunn, Mr C Mead-Briggs, Mrs A Trevelyan (Chairman)
Mr C Watson

In attendance: Mrs C Smith (Clerk)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Colbourne and Cllr Spencer.

2. DECLARATION OF INTERESTS.

None.

3. MINUTES OF THE PLANNING MEETING HELD ON 7 December 2015.

The Chairman called for the approval of the Minutes of the Planning Meeting held on 7 December 2015. These were **AGREED** and the Chairman duly signed the Minutes as being a true record of the meeting.

4. PLANNING APPLICATIONS

4.1 WI/15/03736/DOM – Church Farm, Itchenor Road, Itchenor
Proposed boathouse/log store

It was noted from the application that pre-application advice had been received which refers to the proposed development being contained within the residential curtilage.
It was also noted that there had been a number of applications on the site, the latest being 2004 when restrictions were contained within the Permit Notice which essentially removed any permitted development rights.

Church Farm is now within the Conservation Area and sits close to the Grade 1 listed church. It also lies within the AONB. It was felt that the views from the Church across to the Harbour and Spinney Lane back up to the Church were amongst the most important within the village and should be protected.
A question was raised as to whether the proposed boathouse was actually within the residential curtilage of the property and reference was made to a survey map that shows a dotted line along the eastern edge of the property boundary.

It was felt that the additional building was overdevelopment of the site and not within the natural building line for the rest of the property.

AGREED RESPONSE: West Itchenor Parish Council objects to this application on the following grounds;

- The proposed boathouse is sited in an elevated setting close to St Nicholas Church a building listed as being of Special Architectural or Historic Interest (Grade 1). The boathouse would be harmful to the setting of the church. The proposal therefore conflicts with Policy 47 of the Chichester Local Plan: Key Policies 2014-2029. This is also contrary to the West Itchenor Village Design Statement (page 23) which lists important views within the Conservation Area that should be protected.
- The proposed boathouse by reason of its size, siting and height would be detrimental to the character and appearance of the landscape within the

Chichester Harbour Area of Outstanding Natural Beauty. The proposal therefore conflicts with Policy 43 of the Chichester Local Plan: Key Policies 2014-2029.

- The West Itchenor Village Design Statement also identifies seven character areas in the village and Church Farm lies in area 3. This proposal fails to meet guideline 3 / 4.3 “Views of and from the church and churchyard should not suffer as a result of any new development”.

4.2 15/03867/FUL – Earnley Concourse, Clappers Lane, Earnley
Change of use from C2 (residential institution) to a flexible use of C2 and a hostel.

Application withdrawn.

5. PLANNING DECISIONS
None.

6. ENFORCEMENT ISSUES
14/00365/CONCOU – Northshore Yacht Ltd, The Street
There was nothing new to report.

15/00153/CONHH – Church Farm, Itchenor Road, Itchenor
An application has been received.

7. DATE OF NEXT MEETING
Given the closure of the District Council Offices over the Christmas period there were unlikely to be any new applications until the new year and the next meeting was scheduled for Monday 18 January 2016.

Signature _____ Date: _____
Chairman, West Itchenor Planning Committee